

For Lease
Industrial Property
46,000± SF | \$7.50/SF NNN



23 Washington Avenue

Scarborough, Maine

Property Highlights

- 46,000 SF warehouse, office & small mezzanine
- Subdividable down to 15,000± SF
- Brand new roof with solar array
- Cannabis-Friendly
- Expandable up to an additional 46,600 SF

Property Description

We are pleased to offer for lease up to 46,000± SF of warehouse space with office and small mezzanine. The building sits on 5.42± acres with plenty of parking and laydown area. The building features 22' - 24' clear heights, a drive-in door and 6 loading docks. Great Scarborough Industrial Park location, close to I-95, Exit 42. Future building expansion possible as well as ample parking and lay down available (see broker for details).



Broker Contact

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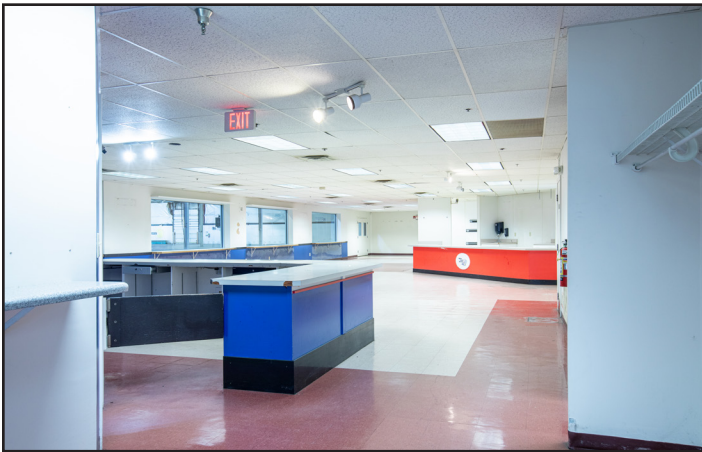
Property Overview

Available Space	46,000± SF, subdividable down to 15,000± SF
Space Breakdown	40,000+ SF of warehouse, 6,000± SF of office and small mezzanine
Lot Size	5.24± acres
Assessor's Reference	Map R062, Lot 007A
Zoning	Industrial (I-1)
Roof	New with solar array
Floors	Concrete
Utilities	Municipal water and sewer
Ceiling Height	22'-24' clear heights
Column Spacing	33' and 40'
Loading Docks	Six (6), have been temporarily closed off for venting system
Drive-in OHD	One (1) 18' drive-in
HVAC	Natural gas blowers in warehouse; office space has central air and heat
Electrical	3 phase, 600 amp
Sprinkler System	Dry system
Parking	Ample on-site parking and laydown area
Expansion	Building expansion up to an additional 46,600 SF, as well as ample parking and laydown expansion

FOR LEASE : \$7.50/SF NNN - See broker for pricing on cannabis-related use



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Potential Expansion

